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Prepared By and Return To:

Name: Michael F. Modestino, Esq. 639 Granite Street, Suite 204

Braintree, MA 02184

Special Warranty Deed

THIS INDENTURE, made effective the ____25th_ day of March, 2011, between James Mark Colantonio, a single man, whose address is: 91 Catherine Drive, Abington, Massachusetts 02351, hereinafter called the Grantor, and James M. Colantonio, as Trustee of The Colantonio Family Trust, under a Declaration of Trust dated March 25, 2011, with a Certificate of Trustee to be recorded herewith, hereinafter called Grantee, whose address is: 91 Catherine Drive, Abington, Massachusetts 02351.

(Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in HERNANDO County, Florida, viz:

Lot 9, Block 957, Spring Hill Unit 15, according to Map or Plat thereof as recorded in Plat Book 9, Page 10, of the Public Records of Hernando County, Florida.

AKA: 3223 Wiltshire Avenue, Spring Hill, FL 34608

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for the current year and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

OFFICIAL RECORDS BK: 2813 Pages: 404

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in his name, and his seal to be hereunto affixed, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

For Grantor's Title, see Deed dated November 27, 2009 to said Grantor as filed recorded at the Hernando County Clerk of Court at Book 2705, Page 1395.

Signed, sealed and delivered in our presence:

James Mark Colantonio

1

Witness

COMMONWEALTH OF MASSACHUSETTS) ss COUNTY OF NORFOLK)

On this <u>25th</u> day of <u>March, 2011</u>, before me, <u>Michael F. Modestino</u>, the undersigned Notary Public, personally appeared <u>James Mark Colantonio</u>, proved to me through satisfactory evidence of identity, which was <u>a Massachusetts Drivers License</u>, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Signature of Notary Public

Michael F. Modestino

Printed Name of Notary Public

My Commission Expires: October 26, 2012

MICHAEL F. MODESTINO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 26, 2012